

140.A

0002

0044.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

336,400 / 336,400

USE VALUE:

336,400 / 336,400

ASSESSED:

336,400 / 336,400

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
44		SCITUATE ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	ANTONAKAS PETER G & NICOLE A	
Owner 2:		
Owner 3:		

Street 1:	42 SCITUATE ST UNIT 44
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

PREVIOUS OWNER	
Owner 1:	FOTOPULOS ANDREW/PELAGIA -
Owner 2:	-

Street 1:	42 SCITUATE ST
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

NARRATIVE DESCRIPTION	
This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1926, having primarily Wood Shingle Exterior and 1025 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

PROPERTY FACTORS	
Item	Code
Z	R2
o	TWO FAMIL
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

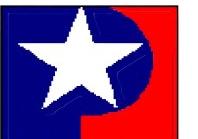
LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
Land Type	LT Factor
Base Value	Unit Price
Adj	Neigh
Neigh Influ	Neigh Mod
Infl 1	%
Infl 2	%
Infl 3	%
Appraised Value	Alt Class
	%
	Spec Land
	J Code
	Fact
	Use Value
	Notes

102	Condo	0	Sq. Ft.	Site	0	0.	0.00	7656																
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**IN PROCESS APPRAISAL SUMMARY**

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	
102		0.000	336,400			336,400		
Total Card		0.000	336,400			336,400	Entered Lot Size	
Total Parcel		0.000	336,400			336,400	Total Land:	
Source:		Market Adj Cost		Total Value per SQ unit /Card:	328.20	/Parcel:	328.2	Land Unit Type:

Total Card / Total Parcel  
336,400 / 336,400  
336,400 / 336,400  
336,400 / 336,400



Patriot Properties Inc.  
USER DEFINED

!15009!

**PRINT**Date Time  
12/11/20 04:46:52**LAST REV**Date Time  
11/18/19 10:00:18  
danam

15009

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	331,400	0	.	.	331,400	331,400	Year End Roll	12/18/2019
2019	102	FV	357,900	0	.	.	357,900	357,900	Year End Roll	1/3/2019
2018	102	FV	316,400	0	.	.	316,400	316,400	Year End Roll	12/20/2017
2017	102	FV	288,400	0	.	.	288,400	288,400	Year End Roll	1/3/2017
2016	102	FV	288,400	0	.	.	288,400	288,400	Year End	1/4/2016
2015	102	FV	266,400	0	.	.	266,400	266,400	Year End Roll	12/11/2014
2014	102	FV	254,200	0	.	.	254,200	254,200	Year End Roll	12/16/2013
2013	102	FV	254,200	0	.	.	254,200	254,200		12/13/2012

**SALES INFORMATION**

TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date
FOTOPULOS ANDRE	43949-521	Sale Code	Sale Price V Tst Verif Notes

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/23/2014	370	Re-Roof	8,750					

**ACTIVITY INFORMATION**

Date	Result	By	Name
11/18/2018	Measured	DGM	D Mann
6/16/2014	External Ins	PC	PHIL C
5/13/2005	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA

\_\_\_\_/\_\_\_\_/\_\_\_\_

Total AC/Ha: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH												
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good																			
Sty Ht: 1 - 1 Story				A Bath:	Rating:																			
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																			
Foundation: 2 - Conc. Block				A 3QBth:	Rating:																			
Frame: 1 - Wood				1/2 Bath:	Rating:																			
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:																			
Sec Wall:	%			OthrFix:	Rating:																			
Roof Struct: 1 - Gable				OTHER FEATURES																				
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average			1st Res Grid	Desc: Line 1	# Units: 1														
Color: BEIGE				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O															
View / Desir:				Frl:	Rating:			Other																
GENERAL INFORMATION				WSFlue:	Rating:			Upper																
Grade: C - Average				CONDO INFORMATION				Lvl 2																
Year Blt: 1926	Eff Yr Blt:			Location:				Lvl 1																
Alt LUC:	Alt %:			Total Units:				Lower																
Jurisdct: G6	Fact: .			Floor: 1 - 1st Floor				Totals	RMs: 6	BRs: 2	Baths: 1	HB												
Const Mod:				% Own: 40.000000000																				
Lump Sum Adj:				Name:																				
INTERIOR INFORMATION				DEPRECIATION																				
Avg Ht/FL: STD				Phys Cond: AG - Avg-Good	26.	%																		
Prim Int Wall: 2 - Plaster				Functional:		%																		
Sec Int Wall:	%			Economic:		%																		
Partition: T - Typical				Special:		%																		
Prim Floors: 3 - Hardwood				Override:		%																		
Sec Floors:	%			Total:	26.4	%																		
Bsmnt Flr: 12 - Concrete				CALC SUMMARY																				
Subfloor:				Basic \$ / SQ:	295.00																			
Bsmnt Gar:				Size Adj.: 1.35000002																				
Electric: 3 - Typical				Const Adj.: 0.98000199																				
Insulation: 2 - Typical				Adj \$ / SQ: 390.286																				
Int vs Ext: S				Other Features: 57000																				
Heat Fuel: 1 - Oil				Grade Factor: 1.00																				
Heat Type: 5 - Steam				NBHD Inf: 1.00000000																				
# Heat Sys: 1				NBHD Mod:																				
% Heated: 100	% AC:			LUC Factor: 1.00																				
Solar HW: NO	Central Vac: NO			Adj Total: 457043																				
% Com Wall	% Sprinkled:			Depreciation: 120659																				
				Deprecated Total: 336384																				
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:												
SPEC FEATURES/YARD ITEMS				PARCEL ID 140.A-0002-0044.0												IMAGE								
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value							
More: N					Total Yard Items:				Total Special Features:							Total:								
AssessPro Patriot Properties, Inc																								
																								